

Legion Drive Affordable Housing Feasibility Study



Prepared by Vine Associates, Inc.
For the
Hanover Housing Authority

2008 Housing Plan

Hanover Plan approved by State (DHCD) on February 13th, 2008

- ◆ Need: More individuals and families finding it increasingly difficult to find affordable housing
 - Children who grew up in the town are now facing the possibility that they may not be able to return to raise their own families locally.
 - Long-term residents, especially the elderly, are finding themselves less able to maintain their homes and keep up with increased real estate taxes (primarily due to increased valuations) but hard-pressed to find alternative housing that better meets their current life styles.
 - Families are finding it more difficult to “buy up,” purchasing larger homes as their families grow.
 - Town employees and employees of the local businesses are increasingly hard pressed to find housing that is affordable in Hanover.
 - More housing options are required to meet these local needs and produce Hanover’s fair share of regional needs.
- ◆ Goal: To promote the provision of fair, decent, safe, affordable housing which meets the needs of present and future Hanover residents.

Hanover's Housing Stock

- ◆ Hanover's 2000 year round housing stock totals 4,440 units
- ◆ 375 of these or 8.45% are considered affordable by the state
- ◆ This leaves a housing gap of 69 affordable units to achieve the state mandated 10% affordable housing goal

2008 Housing Plan

“According to Chapter 40B regulations, if a municipality has less than 10% of its year-round housing set aside for low- and moderate-income residents, it is not meeting the regional and local need for affordable housing. Not meeting this affordability standard makes the town susceptible to a state override of local zoning if a developer chooses to create affordable housing through the Chapter 40B comprehensive permit process.”

Hanover Housing Authority Proposal

- ◆ Develop Housing Authority Land on Legion Drive for Affordable Senior Housing
- ◆ Potential to Develop 2 acres of adjacent Archdiocese Property for Affordable Senior Housing

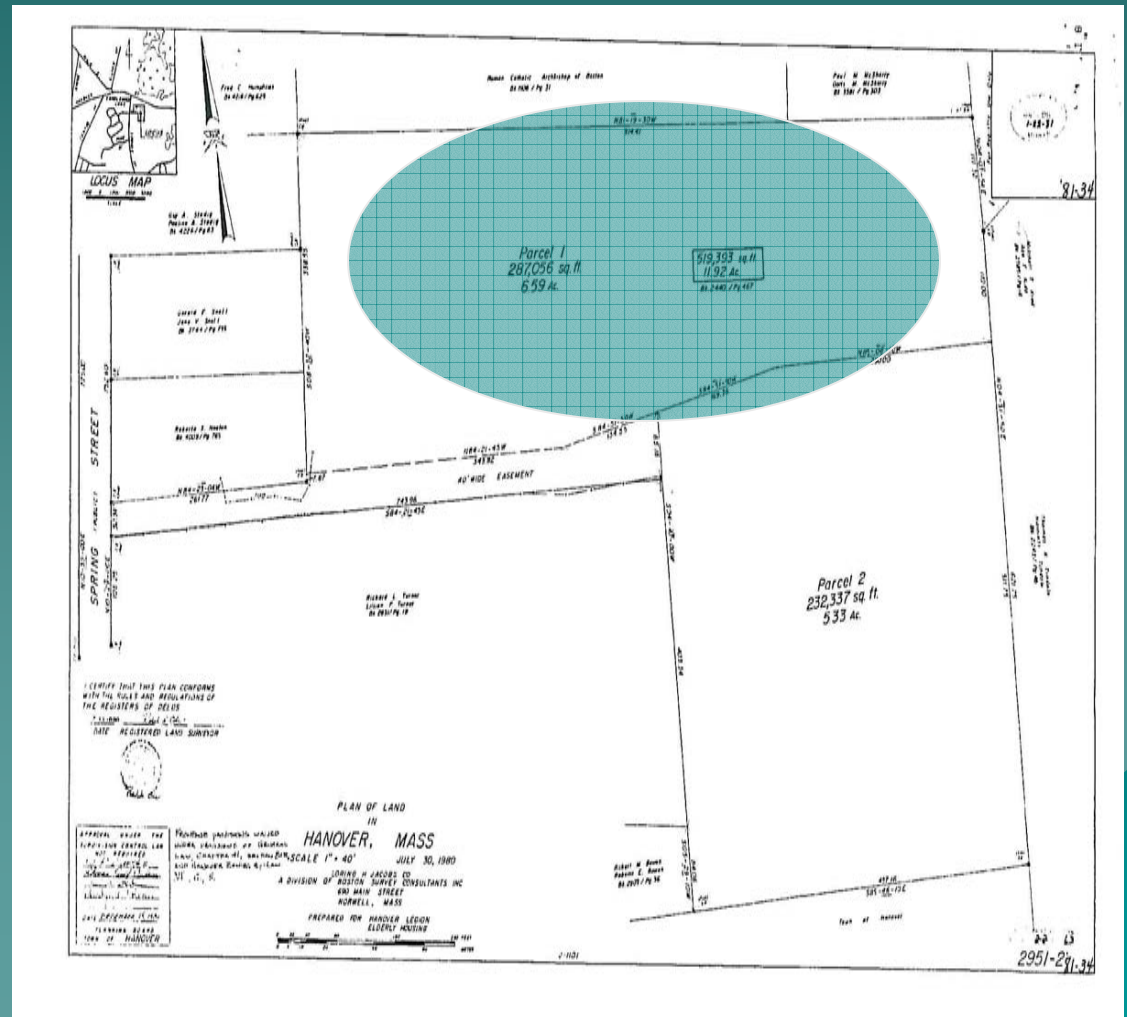
Legion Drive Site

- ◆ Tedeschi Family Sold Land below market value to Housing Authority in 1981 – with the understanding it would be developed into senior housing
 - Deed restricts use to senior and/or disabled
 - Parcel 1, 6.6 acre parcel never developed
 - Parcel 2 developed into 63 unit, 7 building senior rental affordable housing complex in 1983.



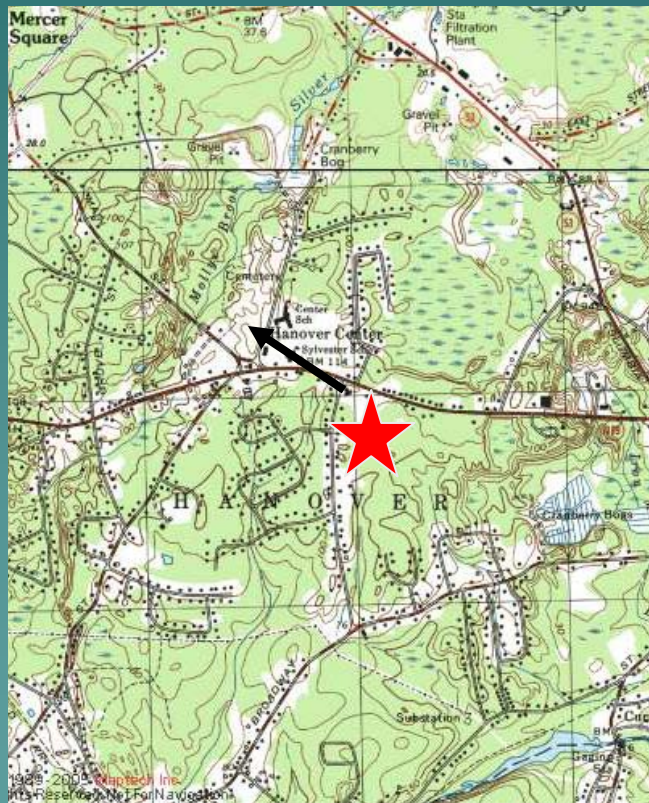
Parcel 1

- 6.59 acre vacant site
- Available for Senior or Disabled Affordable Housing



Site Context

Near Downtown



Adjacent to Existing Senior Housing



Site Conditions



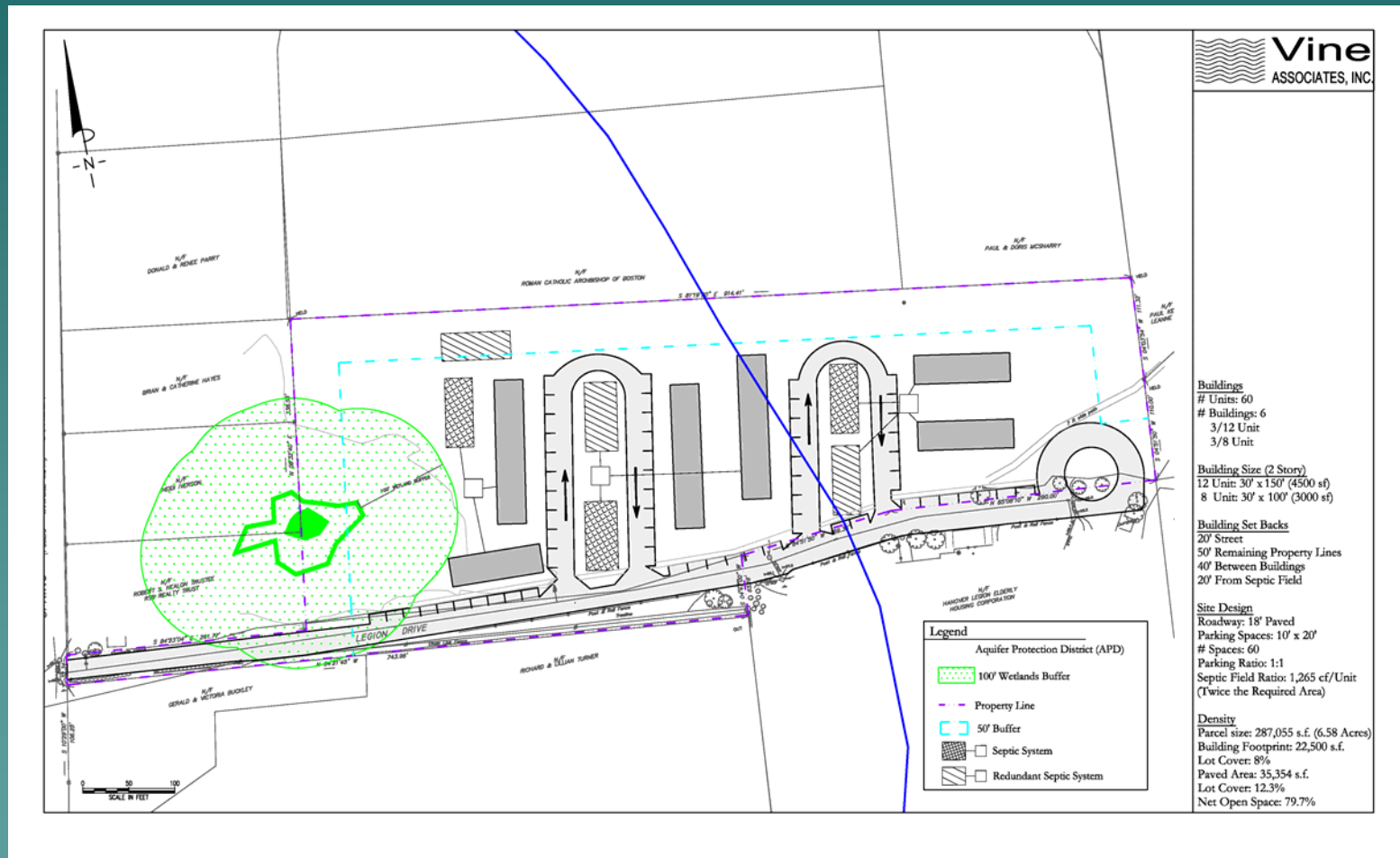
Site Access



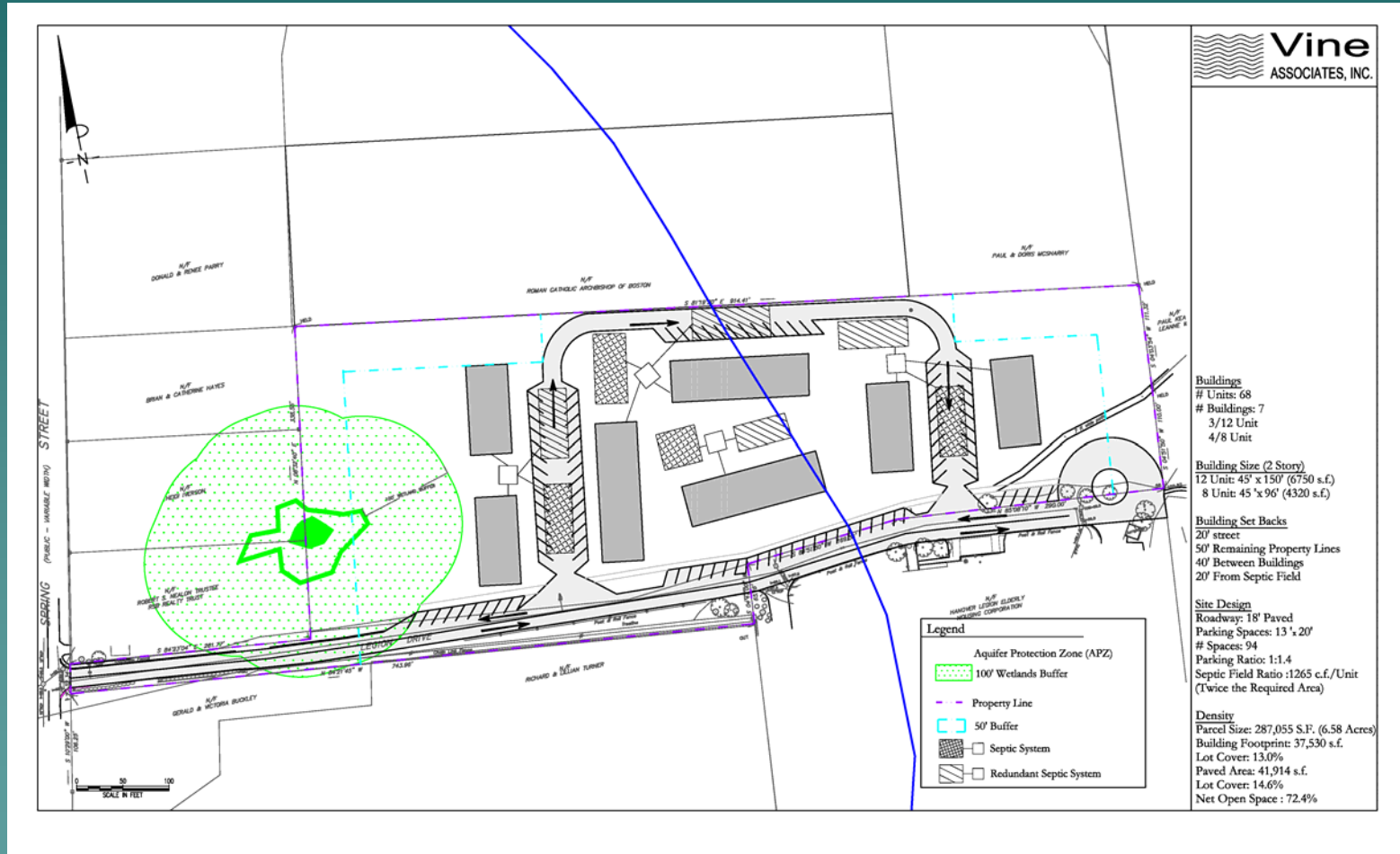
Housing Mix

- ◆ Housing Authority Site is deed restricted to senior and/or disabled
 - greatest need for senior rental housing (40% of elderly renters are paying too much income on housing)
- ◆ Archdiocese Parcel is not use restricted
 - potential for market and affordable senior rental units

Site Layouts Housing Authority Site



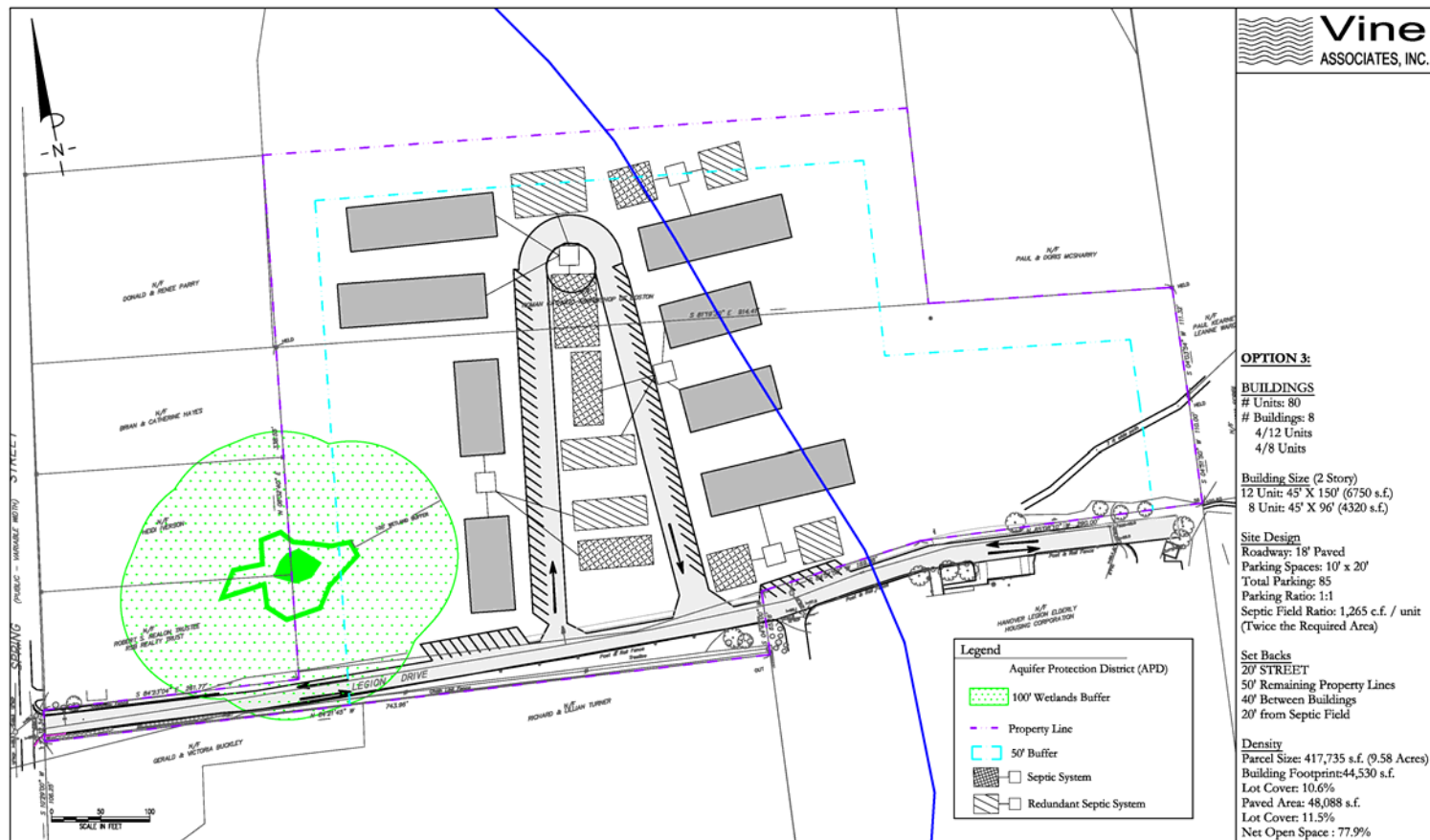
Site Layouts Housing Authority Site



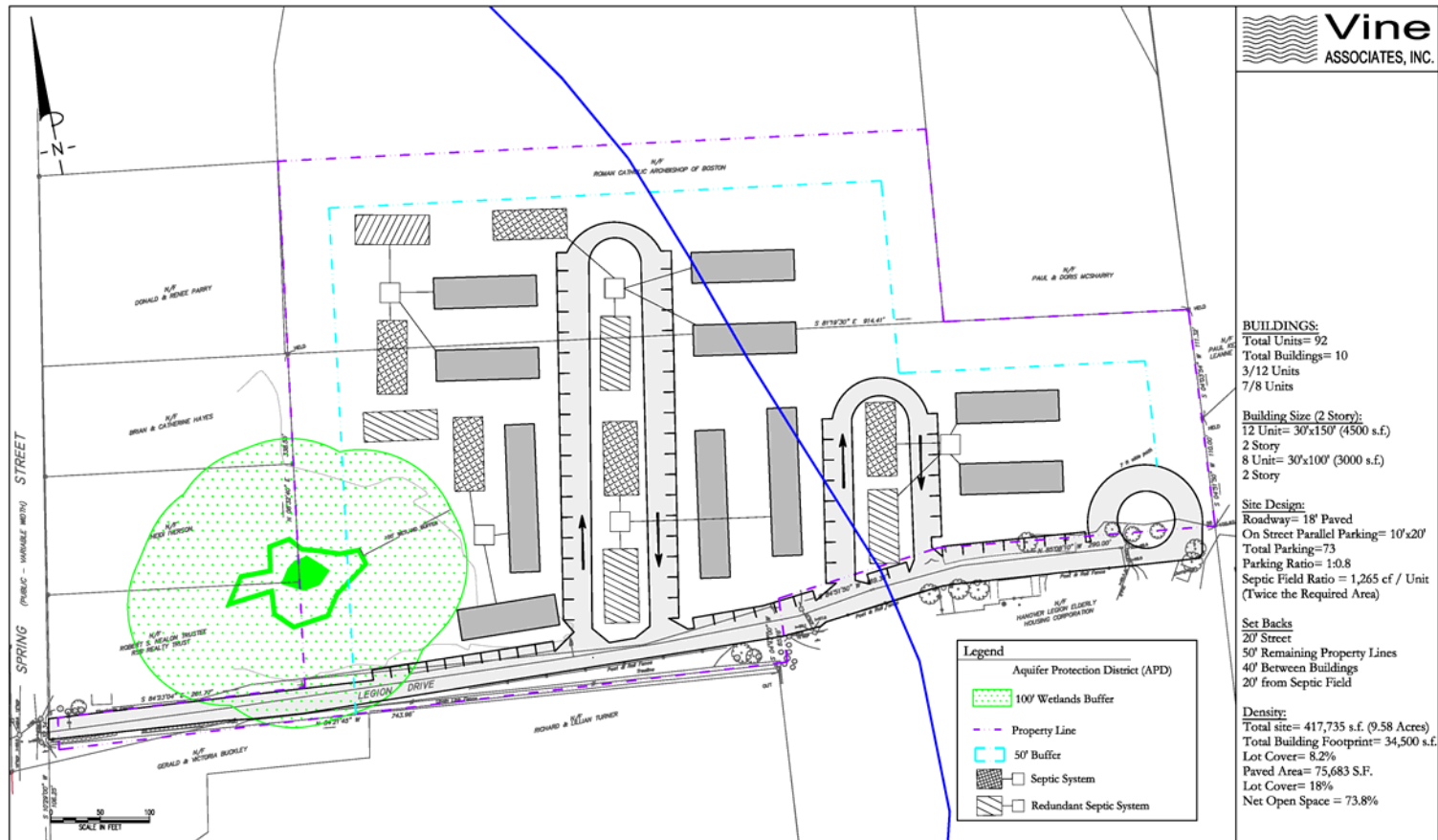
Site Layouts with Archdiocese Parcel



Site Layouts with Archdiocese Parcel



Site Layouts with Archdiocese Parcel



Local Preference

In 2007, BOS adopted “local preference” for all new affordable housing projects

◆ 70% of all new units will given preference to:

- Current resident
- Parent of current resident
- Town employee
- Past graduate of HHS

Issues

- ◆ Zoning
- ◆ Street Standards
- ◆ Wetlands
- ◆ Utilities
- ◆ Building & Site Design

Solutions

- ◆ Friendly 40R LIP
- ◆ Waivers
- ◆ Avoidance
- ◆ Water/Septic
- ◆ Design Standards
 - 2 Story Attached
 - Compatible Architecture
 - Density
 - Low Impact Development
 - Buffer around development
 - Create linkages to existing open space and public access areas

Next Steps

◆ Issue RFP (w/design standards)

December 2008

◆ Award RFP / Developer Designation

March 2009

◆ Town Meeting Approval

May 2009

◆ Permitting Approvals

September 2009

◆ Construction

Fall 2009